



CITY OF NEWTON, MASSACHUSETTS

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Setti D. Warren
Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Clerk

NOTICE OF DECISION

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:

#12-13 from Sara Einis and Thomas Morrissey, 12 Ardmore Road, Newton, MA, requesting a 2.20 foot variance from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct an attached single car garage, full bath and landing, resulting in a side yard setback of 5.30 feet. **(Required side yard setback for *old* lots created before December 7, 1953 is 7.50 feet.)**. In addition, petitioners are requesting a variance of 0.9% from the lot coverage requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct the same attached single car garage, full bath and landing, resulting in lot coverage of 30.9%. **(Maximum lot coverage for *old* lots created before December 7, 1953 is 30%.)** The property is located in a Multi Residence 1 district. **The petitioners' requests for the above variances was granted, subject to conditions, 5-0.**

Any appeal of the above decision must be made to the Middlesex County Superior Court, the Land Court in Boston or the Newton District Court, within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision number 12-13 was filed on October 21, 2013.